

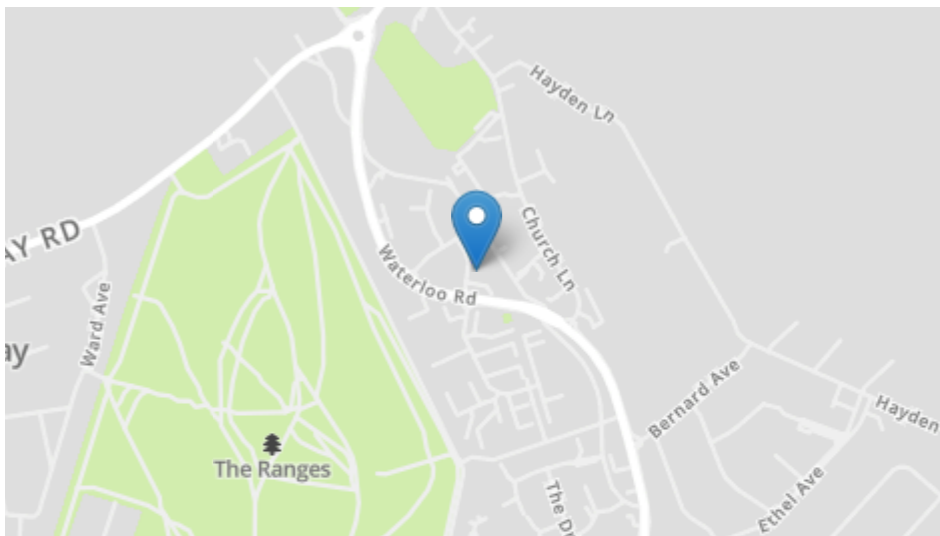
Hazel Way, Linby, NG15 8GS

£400,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	82
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



- Extended Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Driveway & Garage
- Cul De Sac Location
- Excellent Road & Public Transports Links

Our Seller says....

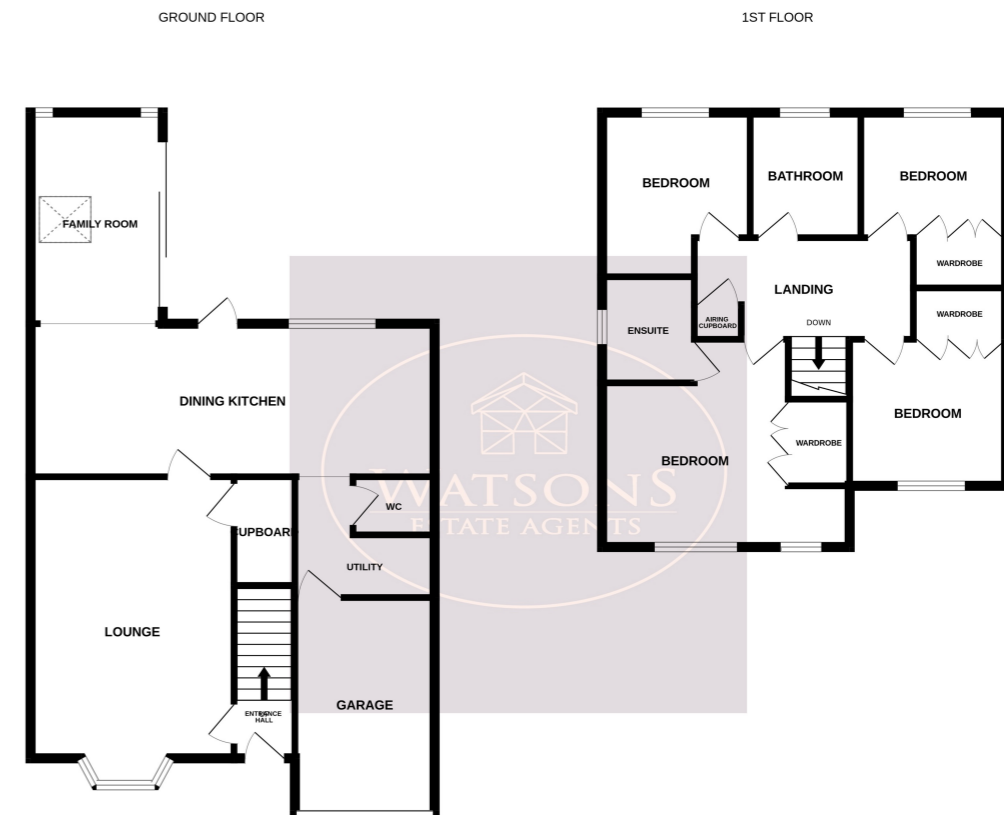
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 28134722

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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\*\*\* FANTASTIC FAMILY HOME \*\*\* This EXTENDED detached home in the village of Linby will tick a lot of boxes for families. The desirable location is matched by the cul-de-sac position, but it is the space inside which will REALLY impress and we strongly advise viewing. Particularly well presented and maintained, the accommodation comprises in brief: entrance hall, lounge, open plan dining kitchen opens to a superb family area with lots of natural light flowing in, a separate utility room and downstairs wc. Upstairs, the landing leads to the 4 well proportioned bedrooms and family bathroom. Outside, the garden is also appealing space with a paved patio and lawn to the rear with timber decked seating area. A driveway and garage to the front provide off street parking. All the shops & amenities of Hucknall are only a 5 minute drive away, whilst the tram network & M1 motorway are not much further. You can't fail to be impressed by this great family home in a great location - call us now to arrange to view.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, solid wood flooring and door to the lounge.

### Lounge

5.3m into the bay x 3.18m (17' 5" x 10' 5") Solid wood flooring, real flame gas fire, under stairs storage and open to the dining/family room.

### Dining/Family Room

3.53m x 2.33m (11' 7" x 7' 8") UPVC double glazed sliding patio doors to the rear garden, radiator, ceiling spotlights, velux window and door to the dining kitchen.

### Dining Kitchen

7.3m x 2.7m (23' 11" x 8' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include AEG blue tooth oven & hob with extractor over, wine cooler and dishwasher. Vertical radiator, low level lighting, stone polymer composite flooring and composite doors to the rear garden and utility room.

### Utility Room

A range of matching base units, work surfaces incorporating and stainless steel sink & drainer unit. Plumbing for washing machine, wall mounted combination boiler, radiator and door to the garage.

### WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the side.

## First Floor

### Landing

Built in storage cupboard, access to the attic and doors to all bedrooms and bathroom.

### Primary Bedroom

3.98m 3.0m min x 3.4m 4.53m max (13' 1" x 11' 2") 2 uPVC double glazed windows to the front, fitted wardrobes and radiator. Door to the en suite.

### En Suite

3 piece suite comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

### Bedroom 2

3.03m x 2.55m (9' 11" x 8' 4") UPVC double glazed window to the front, built in wardrobes and radiator.

### Bedroom 3

2.59m x 2.57m (8' 6" x 8' 5") UPVC double glazed window to the rear and radiator.

### Bedroom 4

2.66m x 2.0m (8' 9" x 6' 7") UPVC double glazed window to the side, built in wardrobes and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Auto lighting, chrome heated towel rail and ceiling spotlights.

### Garden

To the front of the property, a tarmac driveway provides ample off road parking leading to the garage measuring 3.4m x 2.8m with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, turfed lawn and timber built shed. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.